



Kenilworth Road, Balsall Common

£539,950





## PROPERTY OVERVIEW

This well proportioned four bedroom detached property is located within easy walking distance of the village centre and is available to purchase with no onward chain. Being set back off the main road in a service road and providing scope to extend to the rear (STPP) or remodel internally the property offers an ideal opportunity to acquire a family home with a larger than average South facing rear garden. In summary the property offers potential purchasers:- enclosed porch, entrance hallway, dual aspect living room, conservatory, breakfast kitchen, guest WC, four bedrooms and a family bathroom.

Outside the property has a generous South facing rear garden which is mainly lawned with a paved patio area and to the front of the property there is driveway parking providing access to a single garage.

Viewing is by prior appointment with Xact on 01676 534 411.





## PROPERTY LOCATION

Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery also being based within the village.

Council Tax band: E

Tenure: Freehold

- Four Bedroom Detached House
- No Onward Chain
- Close to Village Centre
- Potential to Extend (STPP)
- Large South Facing Garden
- Through Living Room & Conservatory
- Driveway Parking & Single Garage





#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **WC**

7' 7" x 2' 9" (2.31m x 0.84m)

#### **LIVING ROOM**

16' 1" x 12' 2" (4.90m x 3.71m)

#### **DINING AREA**

9' 6" x 8' 2" (2.90m x 2.49m)

#### **CONSERVATORY**

18' 1" x 10' 4" (5.51m x 3.15m)

#### **BREAKFAST KITCHEN**

16' 1" x 8' 6" (4.90m x 2.59m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 5" x 10' 4" (4.09m x 3.15m)

#### **BEDROOM TWO**

12' 4" x 10' 4" (3.76m x 3.15m)

#### **BEDROOM THREE**

11' 4" x 9' 4" (3.45m x 2.84m)

#### **BEDROOM FOUR**

9' 2" x 8' 2" (2.79m x 2.49m)

#### **BATHROOM**

8' 8" x 8' 4" (2.64m x 2.54m)



## **OUTSIDE THE PROPERTY**

### **GARAGE**

15' 11" x 7' 7" (4.85m x 2.31m)

### **TOTAL SQUARE FOOTAGE**

138.9 sq.m (1495 sq.ft) approx.

### **DRIVEWAY PARKING**

### **LARGE REAR GARDEN WITH PATIO AREA**

### **ITEMS INCLUDED IN THE SALE**

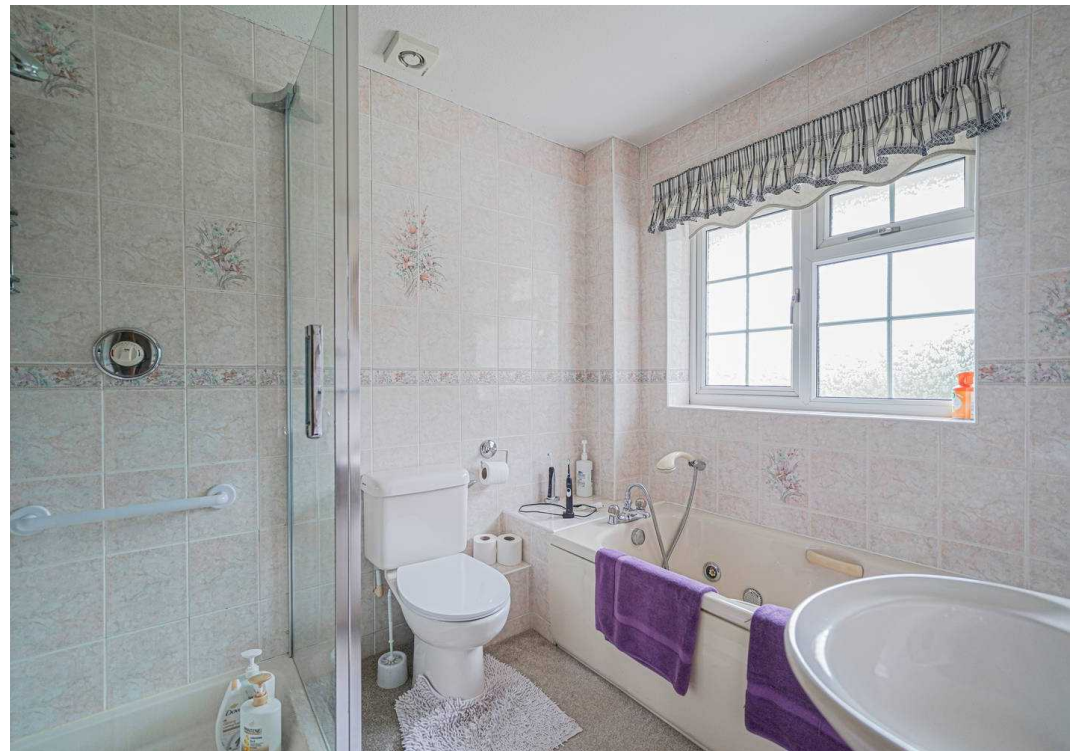
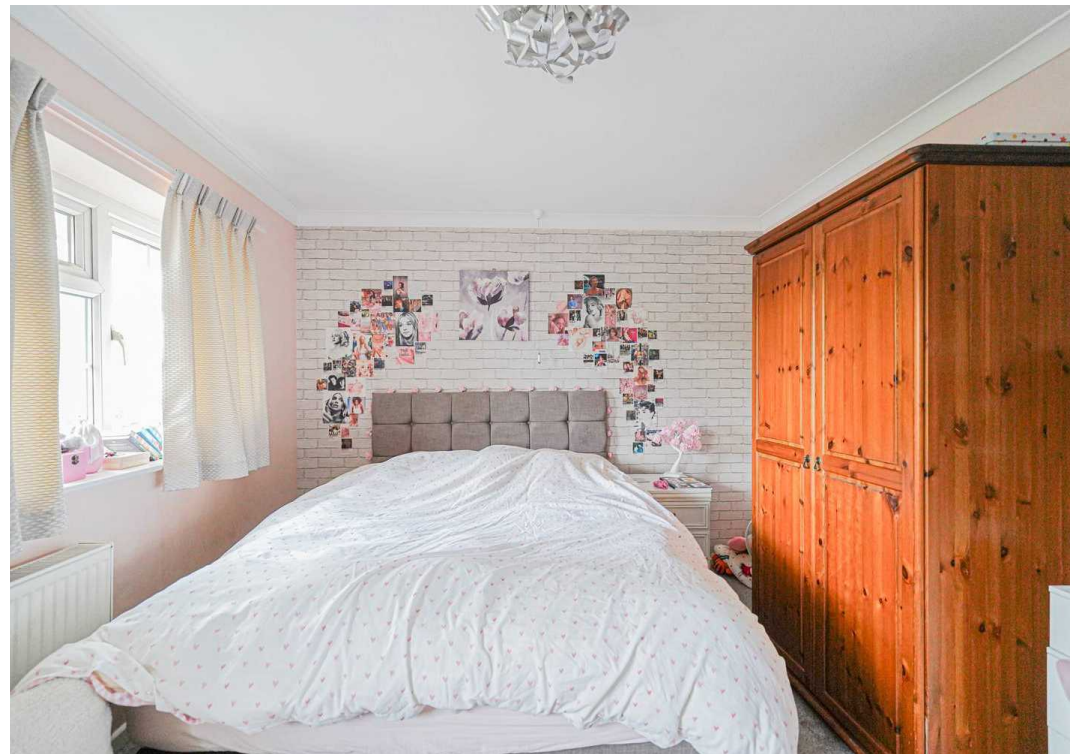
Free standing cooker, integrated hob, extractor, fridge/freezer, washing machine, all carpet, curtains, blinds and light fittings, garden shed and fitted wardrobes in two bedrooms.

### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - Sky. Loft space - boarded with lighting.

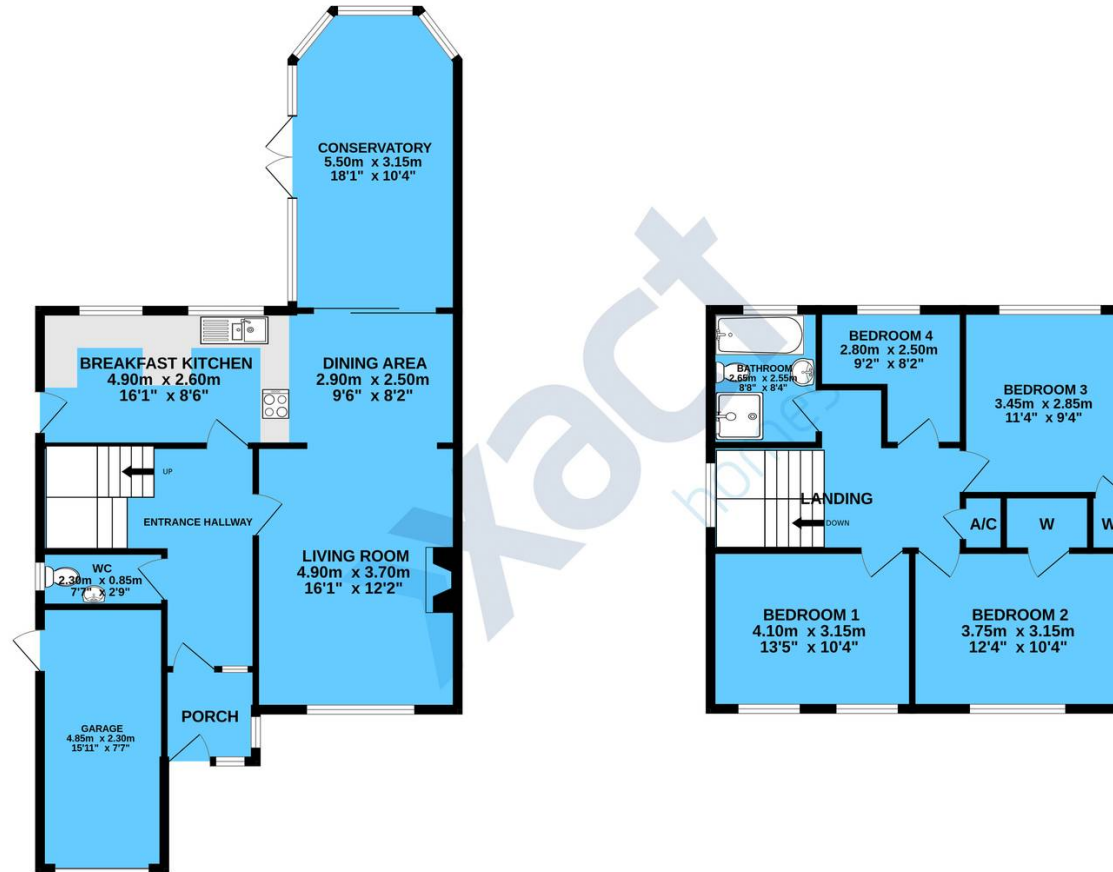
### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 138.9 sq.m. (1495 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Xact Homes**

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

